

Draft Initial Study/Mitigated Negative Declaration
 Valley View Development Project

APPENDIX A - MITIGATION MONITORING AND REPORTING PROGRAM

Measure No.	Description	Responsibility	Timing	Date	Initial
BIO-1	<p>Pre-construction Avian Survey. If construction occurs within the avian breeding season of February 1 through August 31, a qualified Biologist shall conduct a pre-construction avian nesting survey no more than 3 days prior to the start of construction or grubbing. The pre-construction avian survey shall be conducted with a 300-foot buffer of all areas of disturbance. If the survey finds that there is no nesting activity within the area of potential disturbance, clearing and grading activities shall be allowed to proceed. If the survey finds an active nest, then clearing and grading shall not occur within 300 feet of the active nest until nesting activity has been determined complete by the qualified biologist.</p>	Planning Department	Prior to construction		
BIO-2	<p>Construction Fencing. The drainage shall be protected from direct and indirect impacts by providing a</p>	Planning Department	Prior to construction		

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	<p>physical barrier between clearing, grading, and construction.</p> <p>A temporary silt fence shall be installed along the southern edge of Proposed Project impacts prior to clearing and grading.</p>				
BIO-3	<p>Permanent Open Space Easement</p> <p>A permanent open easement shall be recorded over the on-site drainage channel (Open Space Lot C on the Tentative Map) and shall include the following provisions.</p> <p>The open easement area shall be permanently fenced with a three-foot split-rail fence to discourage entry into the drainage.</p> <p>Maintenance of the area, including brush management for wildfires and removal of trash and debris, would be the responsibility of the homeowners' association (HOA) and shall be reflected in the Covenants, Conditions and Restrictions (CC&Rs) for the property.</p>	<p>Planning Department</p>	<p>Prior to construction</p>		

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	<p>No vegetative removal within the drainage shall occur during the breeding season without prior consultation of a biologist.</p> <p>The area shall be kept free of trash and debris at all times.</p>				
CUL-1	<p>Archaeological and/or Native American Monitoring. A qualified archaeological and/or Native American monitor shall be present during construction activities that involve subsurface grading and/or excavation involving the disturbance of native soils more than 3 feet in depth. The monitor(s) would ensure that unanticipated finds are not damaged or destroyed.</p>	Planning Department	Prior to construction		
CUL-2	<p>Unanticipated Discovery of Archaeological Resources. In the event of an unanticipated discovery of archaeological resources during construction, construction should stop on the site until a qualified archaeologist can survey the resource and determine potential impacts and</p>	Planning Department	During Construction		

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	necessary preservation measures. Any archaeological resources that are found would be identified, adequately documented in the field, and/or preserved, as recommended by a qualified archaeologist.				